

Newly Remodeled Modern Professional Office

FLEXIBLE PROFESSIONAL OFFICE – MODERN – LATEST TECHNOLOGY – NEWLY REMODELED



MEDFORD
RADIOLOGY
GROUP

MEDFORD
RADIOLOGY
GROUP
Parking Only
UNAUTHORIZED
VEHICLES WILL
BE TOWED
ON 8/1/2020

Handicap
Access

OFFERING MEMORANDUM

842 E. MAIN STREET, MEDFORD, OR 97504

Newly Remodeled Modern Professional Office

CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Property Features

03 Demographics

Demographics
Demographic Charts



Exclusively Marketed by:

Eric Herron

Cascadia Prime, LLC

(541) 690-6736

erich@CascadiaPrimeCommercial.com



01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	842 E. Main Street Medford OR 97504
COUNTY	Jackson
MARKET	Southern Oregon
SUBMARKET	Medford
BUILDING SF	6,600 SF
LAND ACRES	.30
LAND SF	13,068 SF
YEAR BUILT	1957
YEAR RENOVATED	2019
APN	1-036463-7
OWNERSHIP TYPE	Fee Simple

[Property Video](#)

FINANCIAL SUMMARY

PRICE	\$930,000
PRICE PSF	\$140.91

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
--	--------	--------	--------

2024 Population	13,955	86,377	123,894
2024 Median HH Income	\$40,790	\$66,699	\$71,253
2024 Average HH Income	\$61,498	\$87,775	\$93,599

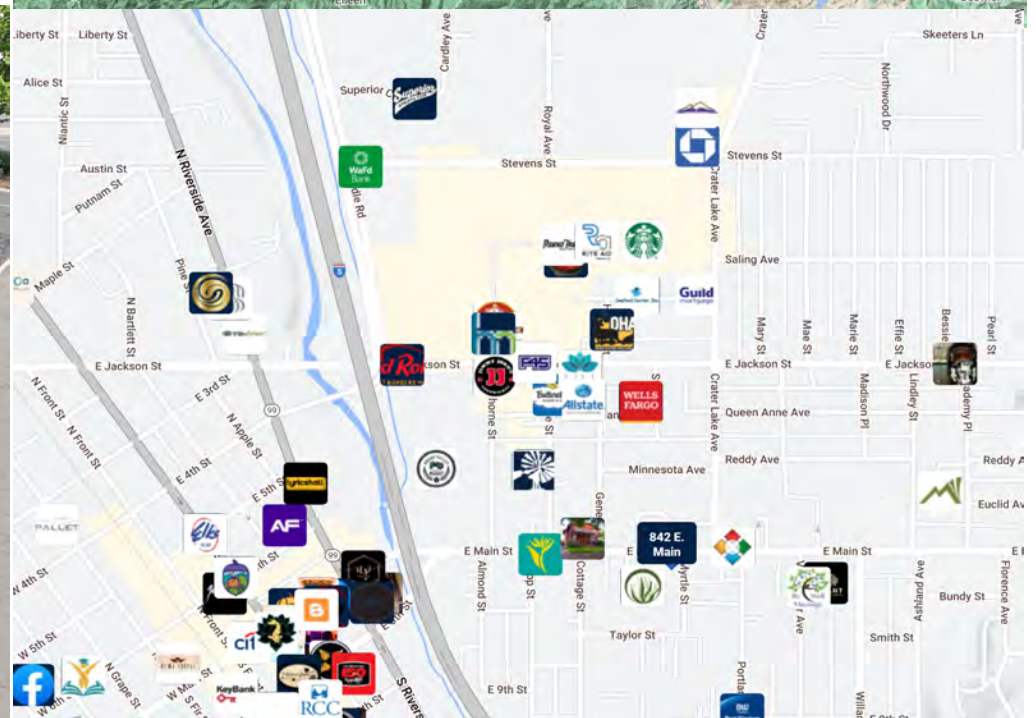
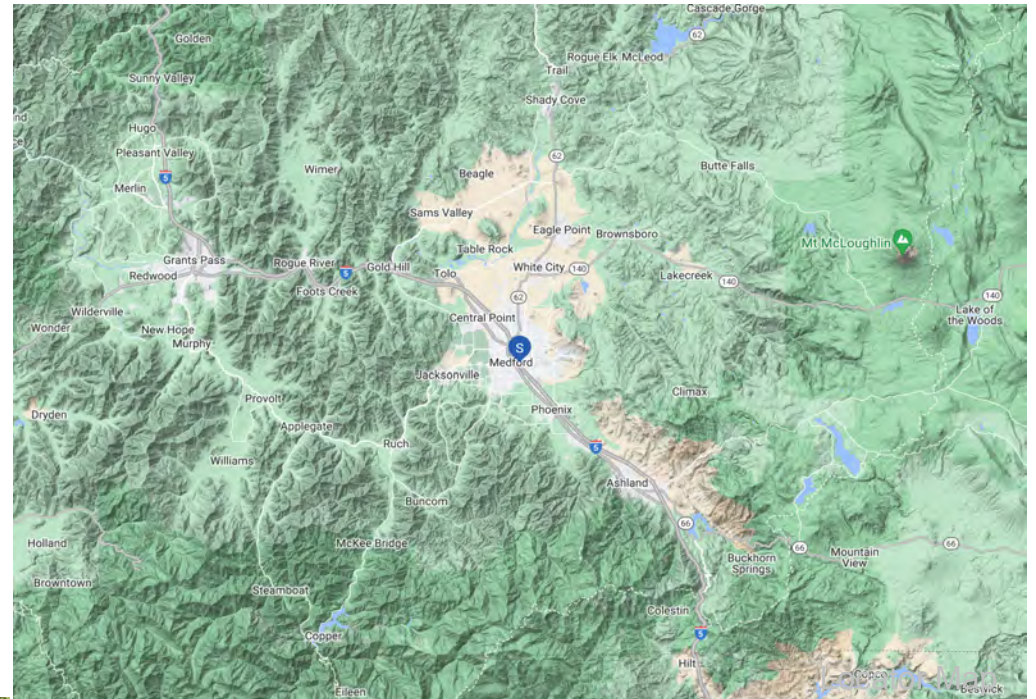
Property Highlights!!!

- Modern. State-of-the-Art Remodel.
- On-site Parking.
- Downtown Commercial District.
- Close to Many Amenities.
- 9,500+ Average Daily Vehicles Drive By.



Great Space for:

- Wellness Clinic. Chiropractor Office.
- Veterinary Services, Medical Clinic, Dentist Office.
- Spa, Aesthetic Clinic, Hair/Nail Salon.
- Professional Office – Architect/Engineer, Law or Family Counselling, Financial Planning, Co-Working Space.
- Art Studio, Boutique Retail Shop, Workshop Space, Entrepreneur Incubator.
- Meeting Space, Non-Profit CO-OP, Share Office Space, Classroom, Training Center.



Flexible Professional Office – Modern – Latest Technology – Newly Remodeled

Looking to expand? Need flexible floor plan because your organization is on an upward trajectory? This property has the flexibility that you need.

OCCUPY the entire 6,600 sqft.

OCCUPY 50% of the building and collect rent for the remainder. Let your tenant pay your mortgage! Property is easily divisible to (2) separate occupancies.

INVESTORS!!!! Check out this listing. Newly Remodeled. Well Maintained! Owner Occupied for the past 10+ years. Updated Technology. Updated HVAC.

Priced Right to move!

Maintained well!!!

Remodeled nicely to fit most uses!!!

Lots of Storage in the lower level!!!

Move in READY!!!!

There is more here than pictures can relay, Let's Go!

If your team has been looking for that "Right Spot", this is it!!!!

Call/Email for immediate showing! See floorplans and 3D walkthrough.

Dual Internet Suppliers for redundancy to keep your organization connected. Hunter Fibler Optics & Charter/Spectrum.

02

Property Description

Property Features

PROPERTY FEATURES

BUILDING SF	6,600
LAND SF	13,068
LAND ACRES	.30
YEAR BUILT	1957
YEAR RENOVATED	2019
# OF PARCELS	1
ZONING TYPE	C-S-P Commercial Services Professional
BUILDING CLASS	A
LOCATION CLASS	B
TOPOGRAPHY	Flat
NUMBER OF STORIES	1 + Basement
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	13
TYPICAL FLOOR SF	6,600
TRAFFIC COUNTS	9500
NUMBER OF INGRESSES	6
NUMBER OF EGRESSSES	6
ADA COMPLIANT	Yes
ELEVATOR	No
SUBTERRANEAN PARKING	No
CEILING HEIGHT	8' - 12'

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Masonry
PARKING SURFACE	Asphalt
ROOF	Membrane
LANDSCAPING	Irrigated

- **On-site Parking.**
- **Downtown Commercial District.**
- **Close to Many Amenities.**
- **9,500+ Average Daily Vehicles Drive By**
- **Great Space for:**
 - **Wellness Clinic. Chiropractor Office.**
 - **Veterinary Services, Medical Clinic, Dentist Office.**
 - **Spa, Aesthetic Clinic, Hair/Nail Salon.**
 - **Professional Office – Architect/Engineer, Law or Family Counselling, Financial Planning, Co-Working Space, 2nd Floor Executive Offices.**
 - **Art Studio, Boutique Retail Shop, Workshop Space, Entrepreneur Incubator.**
 - **Meeting Space, Non-Profit CO-OP, Share Office Space, Classroom, Training Center.**
- **Outdoor Break Area.**



CONNECT WITH ERIC

Eric Herron

Principal Broker Commercial Real Estate | 541.690.6736

REALTOR® | Oregon Real Estate License: 201218616

03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,178	67,359	95,453
2010 Population	12,936	74,586	108,556
2024 Population	13,955	86,377	123,894
2029 Population	13,953	87,913	126,040
2024 African American	230	948	1,212
2024 American Indian	266	1,224	1,658
2024 Asian	290	1,807	2,501
2024 Hispanic	2,747	16,512	21,850
2024 Other Race	972	6,189	8,051
2024 White	10,075	63,928	93,857
2024 Multiracial	2,018	11,709	15,942
2024-2029: Population: Growth Rate	0.00%	1.75%	1.70%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,038	3,088	3,990
\$15,000-\$24,999	617	2,255	3,307
\$25,000-\$34,999	899	3,190	4,230
\$35,000-\$49,999	958	4,425	5,898
\$50,000-\$74,999	748	5,650	8,037
\$75,000-\$99,999	664	4,858	6,945
\$100,000-\$149,999	740	6,583	9,551
\$150,000-\$199,999	199	2,431	3,920
\$200,000 or greater	144	1,816	3,264
Median HH Income	\$40,790	\$66,699	\$71,253
Average HH Income	\$61,498	\$87,775	\$93,599

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,975	28,113	39,455
2010 Total Households	5,632	30,130	43,623
2024 Total Households	6,007	34,296	49,142
2029 Total Households	5,963	34,755	49,766
2024 Average Household Size	2.23	2.48	2.49
2000 Owner Occupied Housing	1,899	15,580	23,577
2000 Renter Occupied Housing	3,695	11,216	14,111
2024 Owner Occupied Housing	2,002	18,692	29,069
2024 Renter Occupied Housing	4,005	15,604	20,073
2024 Vacant Housing	418	1,977	2,561
2024 Total Housing	6,425	36,273	51,703
2029 Owner Occupied Housing	2,080	19,206	29,895
2029 Renter Occupied Housing	3,883	15,550	19,872
2029 Vacant Housing	475	2,132	2,718
2029 Total Housing	6,438	36,887	52,484
2024-2029: Households: Growth Rate	-0.75%	1.35%	1.25%

We at Cascadia Prime Commercial strive to make a difference in our community by applying our vision, values and connections to support the community on behalf of our clients with our high standard of integrity and client commitment. Our market insight coupled with a high standard of integrity and client commitment has earned us the trust of sellers, buyers, landlords and tenants.

Source: esri

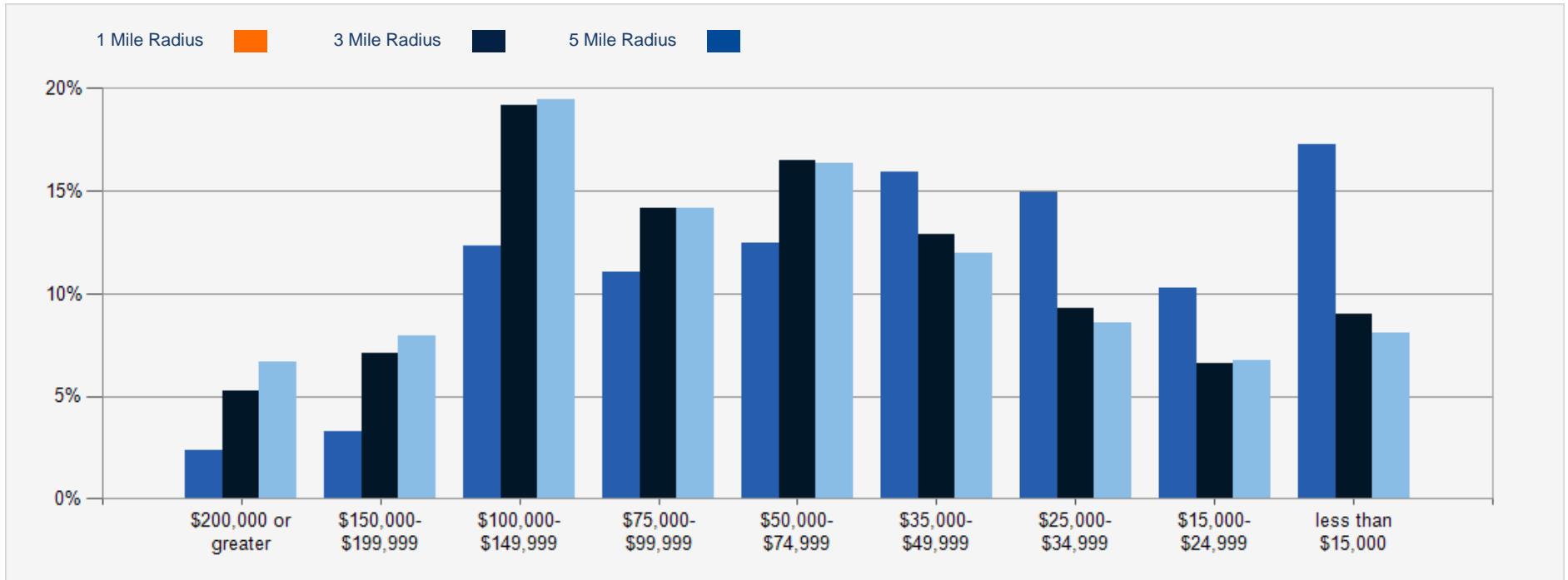
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,205	6,341	8,635
2024 Population Age 35-39	1,052	6,011	8,320
2024 Population Age 40-44	905	5,704	8,107
2024 Population Age 45-49	816	4,907	7,095
2024 Population Age 50-54	744	4,691	6,823
2024 Population Age 55-59	790	4,530	6,690
2024 Population Age 60-64	839	4,902	7,190
2024 Population Age 65-69	799	4,908	7,444
2024 Population Age 70-74	672	4,412	6,788
2024 Population Age 75-79	443	3,725	5,802
2024 Population Age 80-84	244	2,331	3,616
2024 Population Age 85+	276	2,543	3,667
2024 Population Age 18+	11,124	67,589	97,405
2024 Median Age	38	40	41

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,379	\$66,774	\$69,952
Average Household Income 25-34	\$64,699	\$82,890	\$86,942
Median Household Income 35-44	\$48,658	\$85,591	\$90,821
Average Household Income 35-44	\$71,497	\$102,097	\$108,929
Median Household Income 45-54	\$52,278	\$84,241	\$91,220
Average Household Income 45-54	\$72,854	\$102,486	\$111,095
Median Household Income 55-64	\$38,615	\$72,179	\$78,465
Average Household Income 55-64	\$59,405	\$92,113	\$101,159
Median Household Income 65-74	\$38,052	\$59,414	\$63,384
Average Household Income 65-74	\$57,028	\$82,873	\$88,839
Average Household Income 75+	\$42,436	\$70,825	\$72,783

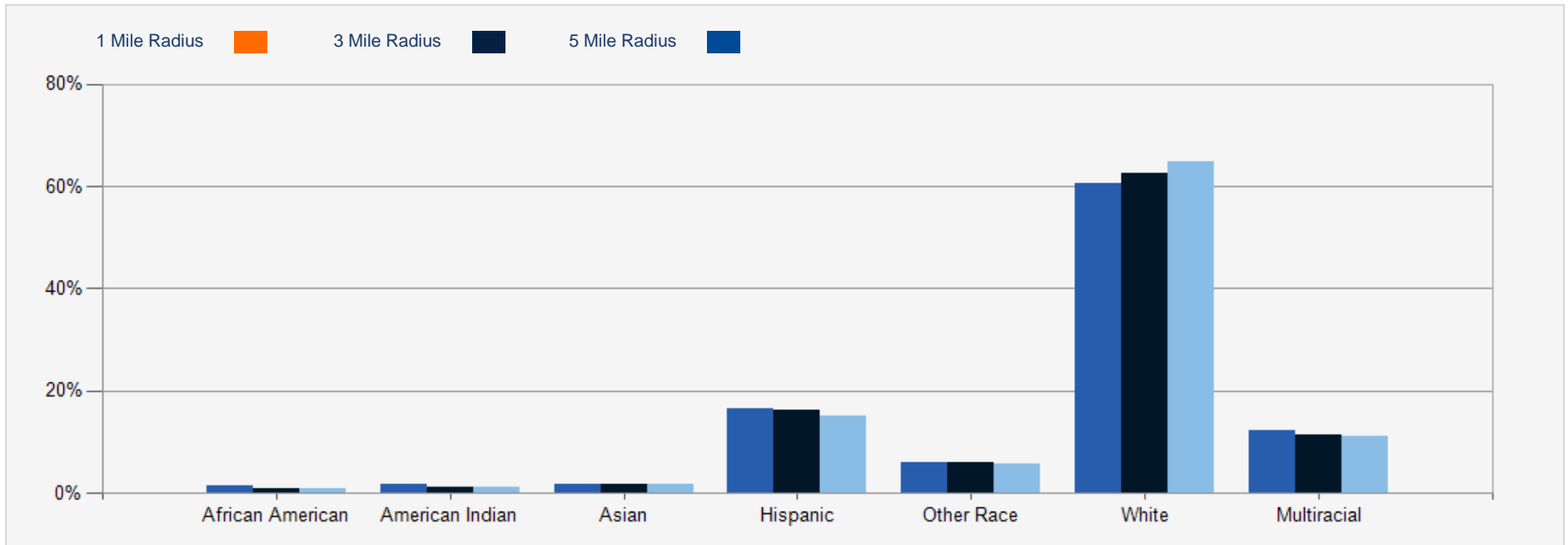
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	1,028	5,540	7,590
2029 Population Age 35-39	1,131	6,407	8,786
2029 Population Age 40-44	993	5,990	8,368
2029 Population Age 45-49	876	5,646	8,094
2029 Population Age 50-54	796	4,834	6,936
2029 Population Age 55-59	706	4,583	6,744
2029 Population Age 60-64	732	4,401	6,502
2029 Population Age 65-69	757	4,719	7,080
2029 Population Age 70-74	727	4,614	7,026
2029 Population Age 75-79	592	4,101	6,347
2029 Population Age 80-84	357	3,119	4,907
2029 Population Age 85+	301	2,961	4,369
2029 Population Age 18+	11,181	69,657	100,412
2029 Median Age	39	41	42

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,122	\$81,831	\$84,218
Average Household Income 25-34	\$78,819	\$100,205	\$104,985
Median Household Income 35-44	\$58,557	\$95,030	\$101,088
Average Household Income 35-44	\$83,076	\$114,639	\$122,106
Median Household Income 45-54	\$65,191	\$100,182	\$104,292
Average Household Income 45-54	\$88,029	\$118,944	\$127,855
Median Household Income 55-64	\$49,745	\$86,890	\$94,221
Average Household Income 55-64	\$72,953	\$110,105	\$120,079
Median Household Income 65-74	\$42,567	\$71,210	\$76,099
Average Household Income 65-74	\$66,530	\$97,063	\$104,211
Average Household Income 75+	\$50,830	\$86,168	\$90,210

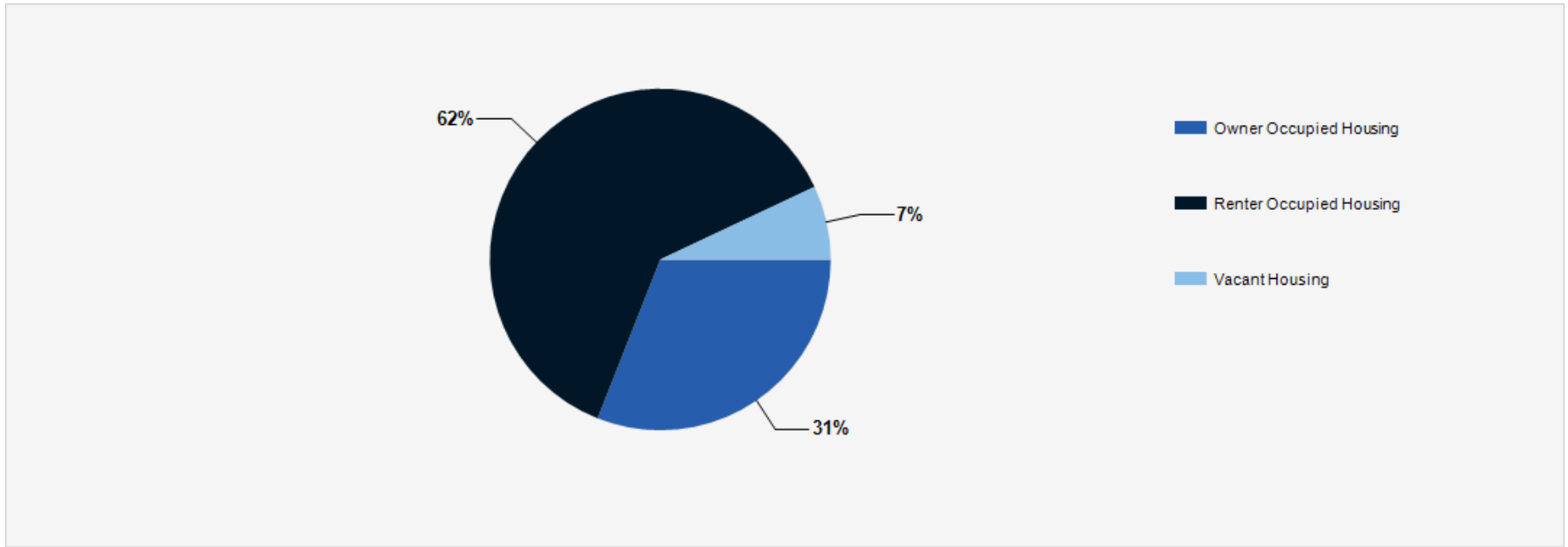
2024 Household Income



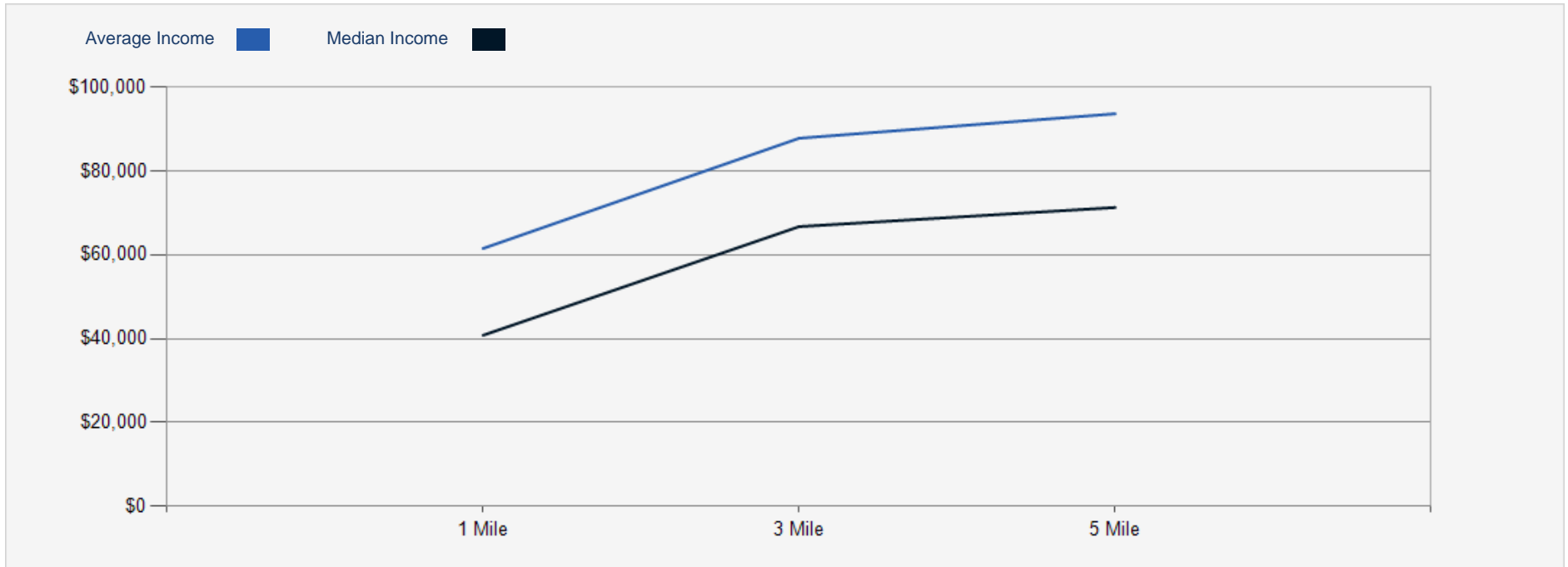
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



Newly Remodeled Modern Professional Office



Exclusively Marketed by:

Eric Herron

Cascadia Prime, LLC

(541) 690-6736

erich@CascadiaPrimeCommercial.Com